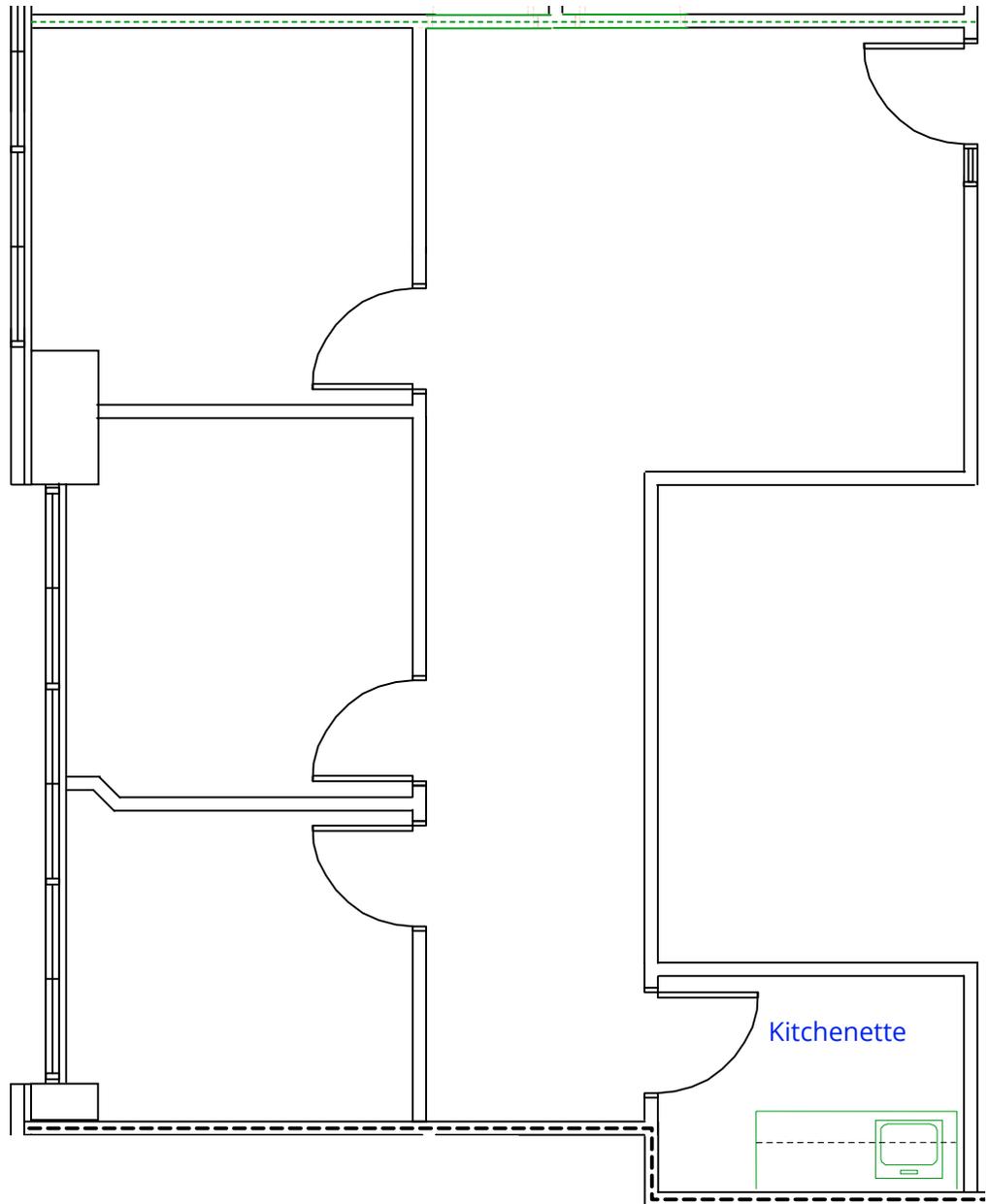


**Suite Build-Out Scope (Landlord-Provided, Building Standard Finishes):**

- **Flooring:** New building-standard flooring throughout the suite — luxury vinyl plank (LVP) in all common areas and carpet tiles in all offices.
- **Paint:** Paint throughout the suite in **one building-standard wall color and one building-standard trim color** selected from landlord's standard palette.
- **Ceiling Tiles:** Repair or replacement of any damaged ceiling tiles as needed.
- **Window Treatments:** Repair or replacement of any damaged window blinds with building-standard treatments as needed.
- **Office Glass (two potential approaches — subject to feasibility):**
  - **Option 1 (preferred):** Install a standard glass panel adjacent to each office door — either a tall, narrow sidelight next to the door or a bay-style window (approx. 3' x 4'), whichever is most feasible for the existing wall conditions.
  - **Option 2 (only if feasible):** Install a glass insert into existing office doors **only if** the current doors are solid-core wood and structurally suitable for glass modification. This option is not guaranteed and is subject to field verification.
- **Kitchenette (Building Standard Finishes):**
  - Installation of building-standard upper and lower cabinets.
  - Installation of an approximately 6-foot countertop with an **integrated kitchen sink**.
  - Provision of a cut-out and electrical outlet for an **under-counter mini refrigerator**.
  - Tenant is responsible for the **purchase and installation of the mini refrigerator**.



EXAMPLE IMAGES ONLY - BUILDING STANDARD MAY VARY



DIMENSIONS AND LAYOUT MAY VARY FROM ACTUAL BUILD OUT.

Suite	SF	Base Rent	Monthly Rent	Annual Esc.	Term Yrs.	Lease Type
210 Concept	895	\$18.00 - \$20.00	\$1,343 - \$1,492	\$0.50	4 - 6	Full Service

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